

Rodriguez-Avero-Sanchez House
52 St. George Street
St. Augustine
St. Johns County
Florida

HABS No. FIA-126

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA
REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
National Park Service
Eastern Office, Design and Construction
143 South Third Street
Philadelphia, Pennsylvania

RODRIGUEZ-AVERO-SANCHEZ HOUSE

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Address: 52 St. George Street, St. Augustine, St. Johns County, Florida.

Present Owner: Mr. and Mrs. Walter S. Crawbuck; Jacksonville, Florida.

Present Use: Museum of Yesterday's Toys; William J. Daniell, director.

PART I. HISTORICAL INFORMATION

"History of the property at 52 St. George Street, St. Augustine, Florida, prepared for the Saint Augustine Historical Society by Mrs. Eugenia B. Arana, October, 1962.

"In 1763 when Florida was transferred to the English, most of the Spanish residents evacuated to Havana. Many people were unable to sell their properties before their departure. However, the Spanish Crown appointed Don Juan José Elixio de la Puente to dispose of all unsold property. He made a map on January 22, 1764, on which he plotted every house and gave each one a number, and made a list of property owners to identify them with each house. In most instances this is the earliest record available of property ownership.

"Puente turned some of the unsold houses and lots over to Jesse Fish, a resident of St. Augustine, who had convinced Puente that he would sell the properties and then reimburse the Spanish owners.

"The house under consideration here, was described by Puente as a 'stone house in Block D, Lot 68, belonging to Antonia de Averó': How Antonia de Averó came into possession of this house is well explained in Dr. Charles W. Arande's 'The Averó Story: An early Saint Augustine family with many daughters and many houses', The Florida Historical Quarterly, Vol. XXXX, No. 1, pp. 1-34; reprinted by the St. Augustine Restoration and Preservation Commission in pamphlet form. In Chapter VIII entitled 'Antonia's Small House', he says that 'she inherited the smallest house of the three from a Fernando Rodríguez, a retired garrison member from the lower echelons. Rodríguez died in 1762, at an advanced age, and his will is available . . . This Galician stated that he owned a house which was his residence and which was made 'of wood (madera) covered (covejada) with palms (palma) with one new room that has a flat roof (azotea)' The addition was constructed by the

Antonia de Averó inherits a house of wood with a new room, 1762.

master builder, Juan Perez. Sergeant Rodríguez in his will wrote that the new room, of which he was most proud was 'touching (arrimado) the walls of those of the Lieutenant Don Raymundo [Arrivas].' He further said that 'he has paid the arrimos (right of wall sharing) up to the kitchen.' Rodríguez continued by saying that the house stood on a lot located on San Patricio Street (seventeenth century and early eighteenth century name for the Calle Real of 1763 which was also known as Del Gobernador or Calle que va a la Puerta de Tierra (today's St. George Street)). He gave the size of the lot as 15 varas width and 35 varas deep. The old Rodríguez, who had no living children or grandchildren, left most of his belongings, including the house in which he lived, to Antonia de Averó for unknown reasons.'

"Records show that in 1768 Jesse Fish sold the Averó house to a Joseph Dyason, a British subject. Jesse Fish's account book shows the following entry:

<u>Debit</u>	<u>Credit</u>
Don Joachin Blanco* Account No. 42	
1768 - Dec. 20	For the house and lot
For the deed of the house	of Fernando el Gallego
of Fernando [Rodríguez] el	sold to Jph Dyason
Gallego (the Galician) and	117 ps 7 rs.
measuring his lot - 3 ps.	

*Don Joachin Blanco was Antonia de Averó's husband.

"Records also indicate that Puente Lot 68, together with adjoining Lot 69, as a unit, were later sold at public auction and bought by one owner, therefore, we include here Puente's description of Lot 69: 'Block D, Lot 69 - tabby house of Antonio José Rodríguez'. Jesse Fish also sold this property to Dyason the same day, December 20, 1768, according to entry No. 99 in his account book. However, at the time this sale took place, the tabby house that had existed in 1764 had disappeared, and Dyason purchased only the lot.

"From the time of these two sales until April 15, 1788, when the Mariano de la Rocque map of the city was made, we have no record of transfers of either of these properties.

"In 1783, Florida had again reverted to the Spanish Crown after twenty years of British occupation, and some St. Augustinians were returning home. Many Spaniards remained in Havana. Others returned to regain their former holdings; some came to resettle and bought property from the English who were leaving Florida, or requested the Spanish Crown for grants of land.

"In 1788, the Crown appointed Mariano de la Rocque to plot another map of the town, showing ownership by St. Augustinians as well as

properties that had reverted to the Crown. Rocque shows these two lots (Puente 68 and 69) as one, and places them in Block 7, Lot 42, described as follows:

1788 Rocque map
combines the two lots;
masonry structure on
one of them.

'Masonry house and flat roof, in fair condition, with the lot that runs East-West, in the custody of Don Antonio Fernández.*

*Antonio Fernández was the son-in-law of Antonia de Averó. Before her death in 1792 she started legal proceedings to regain 3 houses in St. Augustine. (See Arnade, C.W., 'The Averó Story . . .') As a result of this suit this house returned temporarily to the Averó family, and for this reason it appears registered to Fernández on the Rocque map. Later records discussed in this study indicate that this suit was unsuccessful.

"In 1791, Juan Nepomuceno de Quesada, governor of Florida, sold at public auction those houses that had reverted to the Crown. A list was prepared showing the houses, lots, and the assessed value. In this Quesada list, No. 104 (Rocque 42; Puente 68 and 69) the description is as follows:

Quesada list
combines the two
lots; masonry
structure on one
of them.

'A small masonry house and lot of the king with a useless wooden kitchen, bounded on the front by the Calle Real (St. George St.), west by Calle Española (Spanish St.) north by house and lot of the heirs of Don Reymundo Arrivas, and south by a lot of Santiago Prados; measures in the front N-S twenty three varas, and in depth E-W seventy one varas that at the rate of half real per square vara amounts to eight hundred sixteen and a half reales. Eighteen varas of masonry of some walls of the house by four varas high, at the rate of one and a half real per square vara amounts to one hundred and eight reales.

Purchased by Juan Sánchez at auction, 1791. Between this date and his death in 1802 he builds 2 story coquina house on north half of lot.

Carpentry all useless.'

"When the public auction was held in 1791, Juan Sánchez, Chief Master Caulker of the Royal Works, bought the property described above. Sánchez died intestate on April 18, 1802. His properties were appraised for distribution to his widow and daughters. Translated portions of this document from the Testamentary Proceedings read as follows:

Juan Sánchez' estate.

A big masonry house on San Carlos Street (St. George St.) in which the widow and her family lives. (This is now 43 St. George St.) Another small house of masonry*on the same street in front of the big house. (This is the property covered in this study, 52 St. George St.)

Appraisal of the house
built by Sánchez, at
the time of his death,
1802. (Masonry)

A lot adjoining the above on the South. (This
is the lot later sold by Sánchez' widow to
Juan Paredes.)

*Assessment of the small house on block 7, No.
42 (Rocque map)

29 varas of masonry of the North wall, 15
inches thick
53 varas of masonry of the East wall
29 varas of masonry of the South wall
53 varas of masonry of the West wall
16 varas of sitarón (citarón=partition, or
thin wall, of the thickness of the edge of
a common brick) 1/4 thick of the lower room
partition
9 varas of masonry of the north wall of the
stairwell
6 varas of masonry of the west wall of the
stairwell
6 varas of masonry of the south wall of the
dining room
2 columns which support the roof of the dining
room
80 varas of masonry floors of the parlors,
bedroom and dining room
8 varas of masonry of the chimney that cor-
responds to the bedroom
7 varas of masonry of the kitchen chimney
833 varas of the area of the house and lot
Carpentry of the small house:
For the roof of the mentioned house
Floor of same.
For four doors with their iron work
For four windows with their iron work
For the stairway with its cupboard
For the kitchen
For the fences
Appraisal of vacant
lot to the south,
later sold to
Paredes.

Appraisal of the car-
pentry in the house
at Sánchez' death,
1802.

Appraisal of vacant
lot to the south,
later sold to
Paredes.

Assessment of the lot south of the small house,
Block 7 - No. 42:
For 833 varas of the area of the lot

(East Florida Papers: Testamentary Proceedings. Inventory,
assessment and distribution of the estate of Don Juan Sánchez, de-
ceased. Box 22-25; Library of Congress. Reel No. 6 of St. Augustine
Historical Society microfilm, Document No. 4)

"On February 18, 1803, title was confirmed to the heirs of Juan
Sánchez by Governor White. The following is a translated portion of
said title:

. . . one house and lot in No. 104 Block 12,
(Quesada list) of the already mentioned auc-
tion, after the corresponding bond paid on
April 3, 1791. This property having been

Title confirmed to
Sánchez' heirs, 1803.

measured and landmarks having been set showed in the front N-S 23 varas, depth E-W 71 varas; bounded on the north with house and lot of the heirs of Don Raymundo de Arribas; South, a house and lot of Francisco Arnau; East the Calle Real (St. George St.) that goes to the Puerta de Tierra (Land Gate), west by Calle Española (Spanish Street.)

"On December 30, 1803, María Castañeda, widow of Juan Sánchez, sold to Juan Paredes, a lot, being the south half portion of this property (Quesada 104). A portion of this document reads as follows:

Sánchez' widow sells
vacant lot to Paredes,
1803.

Let it be known that I, María Castañeda, widow of Juan Sánchez, a resident of this city, do hereby sell to Juan Paredes a lot situated on the Royal Street (St. George) which leads to the Puerta de Tierra and which is half of the lot my already mentioned deceased husband bid on and bought at the public auction which was held by order of the Government of those lots and houses which went back to the Royal Patrimony at the time of the return of this province to the Spanish Crown

New House that had
been built by de-
ceased mentioned
(This is the house now
under consideration
in this study).

All this property was adjudicated to me, with a new house which the deceased had built, in the extrajudicial sharing which I made of the estate which remained due to his death with the other co-heirs to said estate, and it has been approved, with the inventories and appraisal of the said estate by Decree of this government issued on May 21 last, as a result of the judicial proceedings which we have undertaken for this purpose and which are now recorded in the office of the Escribano (Government Clerk). Half of the lot which runs North-South measured eleven and a half varas; its full depth, front to rear, which runs from said Calle Real with which it borders on the east, to Spanish Street with which it borders on the west; on the north with the house and lot which I still own; on the south with adjoining properties belonging to Francisco Arnau; the heirs of Sebastian Coll; of Juan Gero; of Francisco Olmedo and of Petro Llul; and which I sell to him (Juan Paredes) with all its entrances, exits, uses, customs, rights and duties and also the arrimo (wall sharing right) against the wall of the house that, with the lot, remains my property and free of all obligation

Lot sold to Paredes
bounded on north by
house and lot which
she still owns.
Sánchez' widow
gives Paredes right
of wall sharing.
This common wall and
chimney still exists
between the Paredes
house on the lot here

sold and the house considered in this study. (East Florida Papers, Escrituras, December 30, 1803. County Judge's office, St. Augustine. Photostat in library of Society.)

"On March 4, 1813, Francisco Marin, for Juana Paredes, daughter of Juan, absent in Havana, sold this property which her father had acquired from Sánchez' widow, to Pedro Fucha, stating that the existing coquina house had been built by her father. (East Florida Papers, Escrituras, Library of Congress; photostat in library of Society).

"On March 26, 1813, Sánchez' widow sold to the same Pedro Fucha the north half of the property, including the house now being considered:

Sánchez' widow sells house built by her husband to Pedro Fucha, 1813.

States house built by deceased Juan Sánchez.

Location of house and lot E. by St. George St. W. by Spanish St. N. by Arrivas House S. by portion already sold which now has a house on it

"Let it be known that I, María Castañeda, widow of Don Juan Sánchez, a resident of this city, do hereby sell to Pedro Fucha of this city, a masonry house with a shingle roof and with its corresponding lot situated in the Royal Street (St. George) which leads to the Puerta de Tierra (Land Gate) and which is half of the lot that my said deceased husband bid on and bought at the public auction which was held by order of the Government of the houses and lots which went back to the Royal Patrimony at the time of the return of this province to the Spanish Crown; and for the same reason one of the properties which His Majesty donated to the buyers of them by his royal permit of June 17, 1801. Title was issued to the said property by virtue of the mentioned royal grant to the heirs of my above mentioned deceased husband on February 18, 1803. All this lot was adjudicated to me, with the said house which the deceased had built, in the extrajudicial sharing which I made of the estate which remained due to his death with the other co-heirs to said estate, and it has been approved with the inventories and appraisals of the said estate by Decree of this government issued on May 21, 1803, as a result of the judicial proceedings which we have undertaken for this purpose, and which are now recorded in the office of the Escribano (Government clerk). Said house and half of the lot which in front runs north-south, measures eleven and a half varas; its full depth, front to rear, which runs from said Calle Real with which it borders on the East, to Spanish Street with which it borders on the west; on the North with the house and lot of Don Tadeo de Arribas; and on the south with

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the other half which I have already sold and belongs to the buyer with the house in it now standing; and I sell to him (Fucha) with all its entrances, exits, uses, customs, rights and duties which correspond to it for the price of one thousand pesos which the buyer has paid me in cash

(East Florida Papers, Escrituras, Library of Congress. Photostat in library of Society).

"At an undetermined date between 1813 and 1834, Pedro Fucha sold these two houses and lots to Esteban Arnau. No deed of this transaction has been found. However, the Clements Survey of 1834 lists Stephen Arnau as the contemporary owner.

"The story of ownership from this point on is simply a record of occupation by the Arnau family up until the Civil War, when the north half of the property, the part here being considered, evidently passed to Mr. Roscoe Perry and through various transactions to the present owners, Mr. and Mrs. Walter S. Crawbuck.

"The south half, on which Juan Paredes built his house, passed in 1895 to Mr. George L. Eastman, and later to Mr. James Dodge, finally being acquired many years ago by the St. Augustine Historical Society.

"The common wall and chimney previously mentioned, still exist between these two houses. It is evident that the house built by Juan Sánchez was either a 1 1/2 or 2 story house as indicated by the appraisal made at the time of his death. Today, and for many years past, as evidenced by photographic and other records, the second story of the Crawbuck house has been of wood. This would seem to indicate that extensive renovation had been made probably during the Arnau family ownership.

"In our effort to produce a complete and accurate research of this Crawbuck house, we studied every record available that could give us some light on the subject. We came across a document that turned out to be a monetary suit instituted in 1802 by the heirs of Don Joaquin Blanco, the husband of Antonia Averó mentioned earlier in this study. One of these heirs was Dona Rafaela Fernández, Legitimate daughter of Victoriana Guillen, deceased heir of Don Joaquin Blanco (see genealogy chart in Dr. Arnade's 'The Averó Story . . .', pages 11-15) against Jesse Fish, Jr., as heir of Jesse Fish.

"The claim was for 174 pesos 1 1/2 real, - 117 pesos 7 reales of this amount was 'for the house and lot of Fernando el Gallego sold (by Fish) to José Dyason'. The remainder was for another house that is not part of this study. Certified copy of the credit in favor of Joaquin Blanco in Fish's account book was furnished by the Escribano and presented as proof. Fish, Jr, recognized the proof but managed to delay payment. To make matters worse, he died, and this unforeseen incident stopped the suit. But the heirs of Don Joaquin Blanco

did not stop. Again in 1813, they established another claim against Sarah Fish, young Fish's mother and heir. They also petitioned the governor to have Don Gabriel Perpal, as administrator of the estate of Fish, Jr., to satisfy the amount of 174 pesos, 1 1/2 real. Finally, in 1814, they settled out of court for 100 pesos.

"The documents pertaining to this suit and settlement are found in East Florida Papers, Testamentary Proceedings: Incidentes a los autos de ocurrencia de Acrehedores, o concurso necesario, causados por fallecimiento de Don Josef Fish, solicitando Don Manuel de Castilla, a nombre de los herederos de Don Joaquin Blanco la cantidad de 174 ps. 1 1/2 rr.; Library of Congress, Box 22-25, Reel No. 6, Document No. 28, microfilm in library of our Society."

Arana, Mrs. Eugenia B., "History of the Property at 52 St. George Street, St. Augustine, Florida," El Escribano (newsletter of the St. Augustine Historical Society), No. 46 (January, 1963), pp. 8-15.

"Archaeological and Architectural Investigations at 52 St. George Street, Saint Augustine, Florida, by Earle W. Newton, Executive Director, St. Augustine Historical Restoration and Preservation Commission, with Archaeological notes by Robert H. Steinbach, Staff Archaeologist.

"Two archaeological investigations were undertaken in 1961-1962, following an earlier architectural examination of the structure at 52 St. George Street. The architectural examination was made in 1960 as a part of the process of measuring and recording the house for the Historical American Buildings Survey, under the direction of Professor William A. Stewart of the University of Florida College of Architecture, and the sponsorship of the St. Augustine Historical Restoration and Preservation Commission. At that time the relationship of early masonry work to later wood construction was studied.

"In November, 1961, Commission Archaeologist Robert H Steinbach was able to undertake a partial analysis of the floor area of the northeast room (A) during floor repairs. The nineteenth century wood floor joists rested on bricks which in turn rested on a badly deteriorated tabby floor. Cultural material here dates 1820-1860. A second tabby floor was beneath this, resting on a crushed shell base, yielding cultural material of the period 1770-1790. Six inches of sand below yielded a small sample, tentatively datable 1700-1750.

"A more thorough investigation of this room and the adjacent one to the south was made possible in November, 1962, when twentieth century store windows were removed from the east wall and all wood floors taken up. Evidence of an earth floor (below two tabby floors) was uncovered, with a coquina threshold for its south door, (originally an exterior door).

"The southeast room (B) had only one tabby floor, in superior condition, indicating a short period of use and construction subsequent to Room A.

"Additional doors to the street, and to the rear, were discovered in the east and west walls of Room A, both added at the time of the top tabby floor, ca. 1790. The south door (originally exterior) exists through all floor levels, being modified for each tabby floor added (it becomes an interior door with the construction of Room B, with its single tabby floor and the pouring of a second floor in the older room A). With later wood floors it was narrowed further.

"Remnants of an opening in Room B's east (street) wall were found, below this room's first floor, and can hardly be other than a garden entrance (see below).

"The fireplace in the south room was constructed along with the south wall of which it is a part. Its first hearth lies below the tabby floor; successive hearths were built with tabby and brick as floor levels rose.

"The northeast room (A) originally existed therefore as a single room masonry structure, with a door to the patio to the south, protected from the street by a garden wall continuing southward the east wall of the house (There may well have been an earlier wood building to the south, as described in Rodriguez' will) The north wall (with no openings) continued westward to a point touching the now destroyed wing of the Arrivas house. It may have constituted the wall either of a patio, porch, shed or room to the west. (The present northwest room (C) could not be dug to investigate this.)

"The southeast room (B) was created after Room A by raising the garden wall to full wall height, and evidently by the addition of south and west walls (and possibly the two west rooms as well. Note that the Sánchez house in 1803 seems to call for four rooms downstairs, which its dimensions however will not cover.) (See below).

"The south wall is found to be 24" thick. It seems to have been 11" thick originally, with a fireplace projecting to the south. This projection was then absorbed into the north wall of the Paredes house upon its construction and 'reinforcement' against Sánchez' house in 1803.

"It should also be noted that the remaining bottom course of the garden wall continues southward across the facade of the present Paredes house, indicating that it too was probably created in 1803 by raising the garden wall.

"The second fireplace, in Room A, is contemporary with the wood floor, being poured on top of the latest tabby floor. This stack, containing double fireplaces also on the second floor, was unquestionably added when the mid-nineteenth century wood second story was added. (Dating is approximate from architectural details of eaves

structure, framing, nails and interior trim). A similar stack in Room B has two fireplaces on the second story; however, because of the prior existence of the old fireplace in this room, the stack does not run down to ground level, but is supported at ceiling height by a heavy T timber.

"An analysis of the 53 square varas scheduled for the east wall in the Sánchez testamentary appraisal indicates a wall height of about $4 \frac{1}{2}$ varas or $12 \frac{1}{2}$ feet.* Present height of the masonry wall from the tabby floor in Room B (presumably our 1802 floor) is 9 feet. Since the appraisal also calls for a stairwell, and for a wood floor as well as the masonry floor for parlors, bedroom and dining room, Sanchez may have had a low second story. This extra height* may have supported an extra half story (comparable to the adjacent Paredes house), removed in the mid-nineteenth century in favor of the high ceilinged Victorian second story now evident. On the other hand, only four windows are called for, hardly enough for two stories unless the second was almost a loft.

*"But notice that the Rodriguez-Avero one room house which Sanchez bought is appraised as 4 varas high by 18 varas 'of some walls'. (Three of the four present walls would measure 18 varas.)

"Taking the same $4 \frac{1}{2}$ vara height for the north and south walls against the described 29 varas total of the appraisal, we arrive at $6 \frac{1}{2}$ varas (or $18 \frac{1}{4}$ feet). (This is only slightly more than the present 16' depth and would hardly cover two extra rooms to the rear.) This is further confirmed by the prescription for the floor: 80 square varas, which when divided by the known 12 vara frontage, also gives $6 \frac{1}{2}$ varas in depth. We are allowed only 16 varas of interior partition ($\frac{1}{4}$ vara thick or 8") with a height of $4 \frac{1}{2}$ varas, we get only 10 feet in length. But the door opening was then 4 feet, giving a total of 14' inside, exactly the existing dimension. This wall (originally the south and outside wall of Room A) is actually, however, 14" thick, with a total of approximately 3" of plaster.

"Additional walls are specified for the stairwell: (again presuming the said $4 \frac{1}{2}$ varas height) 2 varas along the north wall plus about $1 \frac{1}{2}$ varas of a west wall (probably added by Sánchez at the north-west corner). The dining room has an additional $1 \frac{1}{2}$ varas of south wall, which cannot now be located until the southwest room can be dug. There was a cupboard under the stairs, as usual. Both doors and windows had iron - probably hinges and latches. There was also a wood kitchen with a masonry chimney (which appears in the documents, probably lying to the southwest and was conveyed to Paredes and replaced by his house.) The well to the rear of 52 St. George St. shows wear on all four sides, indicating common use by both properties.

"Adding together the documents, the archaeology and the architectural examination of the structure, we obtain a sequence something like this:

"About 1761 Fernando Rodriguez had Master Builder Juan Pérez add a

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fine masonry room to the north of his older frame house, using the full balance of his land so that the new room touched the south wing of Raimundo Arrivas' house. (Archaeology on the Arrivas House site uncovered this wing, shown on contemporary maps, reaching the south boundary of the property and touching the north Rodriguez wall, still standing. This house passed to Antonia Averó by will, and is recorded by de la Puente on his map in 1763, and appears again on Moncrief's map in 1765 as owned by Kip (now clearly a one room house against the north boundary), on de Solis' map of 1766, and on de la Rocque's map on 1788 (now 'in the custody of Don Antonio Fernández', son-in-law of Antonio Averó). It is a one room stone house with a flat roof. But the lot has now enlarged from 15 varas to 23. It is again a 'small masonry house' with a 23 vara lot when Sánchez purchased it in 1791. During the next ten years he enlarged it to the south to fill exactly one half his frontage, raising the garden wall for an extra room, added a new ceiling with beaded joists and flooring over both rooms, and probably a second story or loft with an 'outside' stairwell to it (possibly raising the walls a foot or two to get better head height under a sloping 'shingle' room to replace the old flat roof.)

"In 1803 Sánchez' widow sold the south half of the property to Juan Paredes, with the right to reinforce his house against her husband's 'new' house. Paredes also raised the garden wall, absorbed the bulging fireplace and chimney in his north wall, and added his own fireplace, connecting it into Sánchez' flue (as it is today). He too adopted the 1 1/2 story style (which old photos show in frequent use in both wooden and masonry buildings throughout the city.)

"March 4, 1813, Pedro Fucha bought the south half from Juana Paredes, and less than a month later, the north half from Mrs. Sánchez. He was still owner in 1820, but in 1834, on Clements' map, it has passed to Stephen Arnau. Either Fucha or Arnau replaced the low Sánchez second story with a fine wood second story. New stringers and floor were added on top of Sánchez' beaded joists and flooring, and a ceiling carried across them below. He then constructed a new wood first story rear (west) wall to conform with the dimensions of his second story. It may have been this, between north and south garden walls, which created both west rooms for the first time. The only major alteration since then was the replacement of the two east windows with large shop windows, which in turn were removed and replaced by the present owners Mr. and Mrs. Walter Crawbuck in 1962. The house again looks as it must have in mid-nineteenth century.

"Thus we have here the little Rodríguez-Averó house, added to by Sánchez and enlarged again by Fucha or Arnau. By the standards used to name houses, the name of the original unit comes first, followed by the owner who gave it its major enlargement. Since it can be argued whether Sánchez or Fucha-Arnau contributed most, and we do not know which of the latter did so, we may reasonably title it the Rodríguez-Averó-Sánchez house. Or, in order to make clear its relationship to the Averó complex surrounding it, the Rodríguez-Averó-Sánchez house.
Earle W. Newton, December 10, 1962

Archaeological notes by R. H. Steinbach."

This article also appeared in: El Escribano (newsletter of the St. Augustine Historical Society), No. 46 (January, 1963), pp. 16-19.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural interest and merit: The walls of the first story of the Rodriguez-Avero-Sanchez house are an excellent example of late 18th century Spanish Colonial coquina masonry construction in St. Augustine. The structure is also of particular interest because an early 19th century frame second story and attic were added to the 18th century base.
2. Condition of fabric: The house and grounds have been partially restored and remodeled (1958) and are being kept in excellent repair.

B. Description of Exterior

1. Over-all dimensions, number of stories: 32'-8 1/2" (three-bay front) x 28'-0". Two-and-one-half stories.
2. Foundations: Unknown--assumed to be oyster shell rubble and coquina.
3. Wall construction: Ground floor of coquina masonry; second story and attic of wooden frame with clapboarding.
4. Porches: A second story porch (across the west rear end of the house) is framed in wooden post and beam construction.
5. Chimneys: There are three existing coquina chimneys. Two of these chimneys are located in the interior of the house. The third chimney is located on the south exterior wall.

The northernmost interior chimney rises from the ground floor level and admits fireplace openings on its east and west faces on both the first and second floors.

The southernmost interior chimney rests upon a 7" x 7" wooden "T" frame. This chimney admits fireplaces on its east and west faces at the second floor level.

The chimney which is located on the south exterior wall is shared with the adjacent building. This chimney admits fireplaces on its south face from the adjacent building and on its north face from the Rodriguez-Avero-Sanchez House itself. Both these fireplaces are on the ground-floor level.

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6. Openings; doorways, doors, windows and shutters:
There are three exterior doors on the east (street) facade; photographic evidence shows that the center entrance is the oldest of the three but it is not in use at present. The date of construction of the remaining entrances is obscure.

The southernmost door is at present the public's entrance to the building.

On the west there are two entrances. The first of these goes from the rear garden into the house proper and is at the ground level. The second entrance on the west is at the second story level. It enters from a porch into the house proper.

There are no entrances on either the north or south walls of the building.

The windows in the building have wooden frames, are double hung, and are pin fastened rather than sash weight operated. The windows appear to be of the same date as the wooden framing. There are wooden, adjustable louver shutters on the east second story windows, on the center door on the east facade and on the north end of the rear porch. All of these shutters were added in the 1958 restoration program but are similar to those used in St. Augustine from the early 1800's.

7. Roof: The roof is a single gable with the ridge north-south. There is a dormer centrally located on the west (rear) slope of the roof. There is an additional shed roof over the rear porch.

The east (front) slope of the roof gable is covered with asbestos shingles while the west side, the dormer, and the porch roof are covered with slate surfaced asphalt impregnated paper.

There are simple, undecorated, wooden cornices under the east and west eaves which carry around the north and south walls as a short broken pediment.

C. Description of Interior

1. Floor plans: Both the ground and second story plans may be visualized roughly as squares (actually rectangles) which are divided in the center by an east-west hall. There are two rooms on each side of these central halls. Thus each floor has four rooms and a central hall. On the ground floor a portion of the south-east room has been divided off to form public wash rooms.

This southwest room is the only room in the house which does not have a fireplace.

The second story central hall contains a stairway which goes to the third (attic) floor. This third floor (not recorded by HABS) contains three rooms and a bath and is currently being used as living quarters by the museum curator.

2. Stairways: There are two stairways. The first is of recent (1958) construction and connects the rear (west) garden to the second story porch. The second stairway, which dates with the original framing, connects the second floor hall to the attic.
3. Flooring: The flooring throughout the building is of various widths and lengths of pine and, excepting replaced boards, probably dates with the wooden frame portion of the building. There is an existing tabby floor of unknown date, under the ground floor wooden flooring.
4. Wall and ceiling finish: A portion of the walls of the southwest room on the ground floor were finished with vertical tongue and groove boards in the 1958 remodeling. The south wall of the southeast room is exposed coquina block. The wall and ceiling finish throughout the rest of the building is lime plaster over wooden lath.
5. Doorways and doors: The second floor rear door is a simple door of vertical boards. This is the only door in the building that is thought to be of any historic interest. The remaining interior and exterior doors are recent additions.
6. Trim: The door trim consists of simple flat boards. Simulated hewn members are now used extensively as false beams and pilasters.
7. Hardware: There is no significant hardware on the building.
8. Lighting: The entire electrical system of the house was replaced in 1958. The new system is the metal conduit type using conventional wall switches and outlets.
9. Heating: There is no central heating system. Where required heat is furnished by gas heaters in central wall on each floor.

D. Site

1. Orientation and general setting: The north wall faces 90° west of magnetic north. The house is situated on a city lot with the east facade of the house being directly on the street line. There is no sidewalk or setback on any kind. The north wall is part of a former court wall for the Arrivas house and the south wall is a partywall being shared by both the Avero House and the Dodge House next to it. The west facade of the house opens onto a rear patio-garden.
2. Enclosures: The rear garden is enclosed by a coquina wall and the adjacent building on the north, a wooden board fence (5'-0" high) on the west and by a coquina block wall on the south. All of these wall sit directly on the property lines.
3. Landscaping, gardens, etc.: The rear garden area has been paved with reclaimed brick. There are plantings along the north, west and south edges of this rear area. These plantings extend the length of the garden walls and project out an average of 3'-0" from the garden walls. There are two additional decorative plantings: (1) at the base of the rear stairs; and (2) at the west end of the garden area in a 6' circular planter.

There are two gates in the garden wall. One gate, in the north wall, leads to a narrow alley, through a wrought iron gate, and thence to the east street. The second gate in the garden area is through the board fence on the west and leads into a rear easement.

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